



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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Hammond

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors

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Fifth District

June 19, 2001

To: Supervisor Michael D. Antonovich, Mayor
Supervisor Gloria Molina
Supervisor Yvonne Brathwaite Burke
Supervisor Zev Yaroslavsky
Supervisor Don Knabe

From: David E. Janssen
Chief Administrative Officer

**PRELIMINARY REPORT- REDEVELOPMENT AGENCY OF THE CITY OF ARTESIA –
PROPOSED ARTESIA REDEVELOPMENT PROJECT AREA (FOURTH DISTRICT)**

On February 4, 1997, the Board instructed my office to prepare a report on each newly proposed redevelopment project area at the preliminary draft plan phase. In a memorandum dated February 11, 1997, we advised the Board of the types of notification the County receives on new redevelopment projects and the reports which will be provided to the Board. Consistent with that process, we are advising the Board that the Redevelopment Agency of the City of Artesia has sent us the Preliminary Report for the proposed Artesia Redevelopment Project Area. This Preliminary Report includes the following information:

- Map of Project Area (Attachment I)
- Summary of Blighting Conditions of Project Area (Attachment II)
- List of Planned Projects (Attachment III)
- Impact on County General Fund (Attachment IV)

The information on the proposed project area and the physical and economic conditions of blight (Attachment II) was extracted from the Agency's Preliminary Report. While this office has not conducted an in-depth analysis to verify or substantiate information set forth in the Preliminary Report, it is the conclusion of our cursory examination that the project area generally reflects blighting conditions consistent with legal requirements.

Each Supervisor
June 19, 2001
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The proposed Artesia Redevelopment Project Area encompasses approximately 245 acres of mostly commercial and industrial uses. The project area runs primarily along Pioneer Boulevard, and portions of Artesia Boulevard, South Street, and Norwalk Boulevard (map attached).

According to the preliminary report, the Agency proposes to undertake a comprehensive program of activities that will include but are not limited to: acquisition and assemblage to create adequate development parcels; rehabilitation programs to improve the City's stock of low-and moderate-income housing; rehabilitation programs for commercial and industrial properties; and construction of public infrastructure.

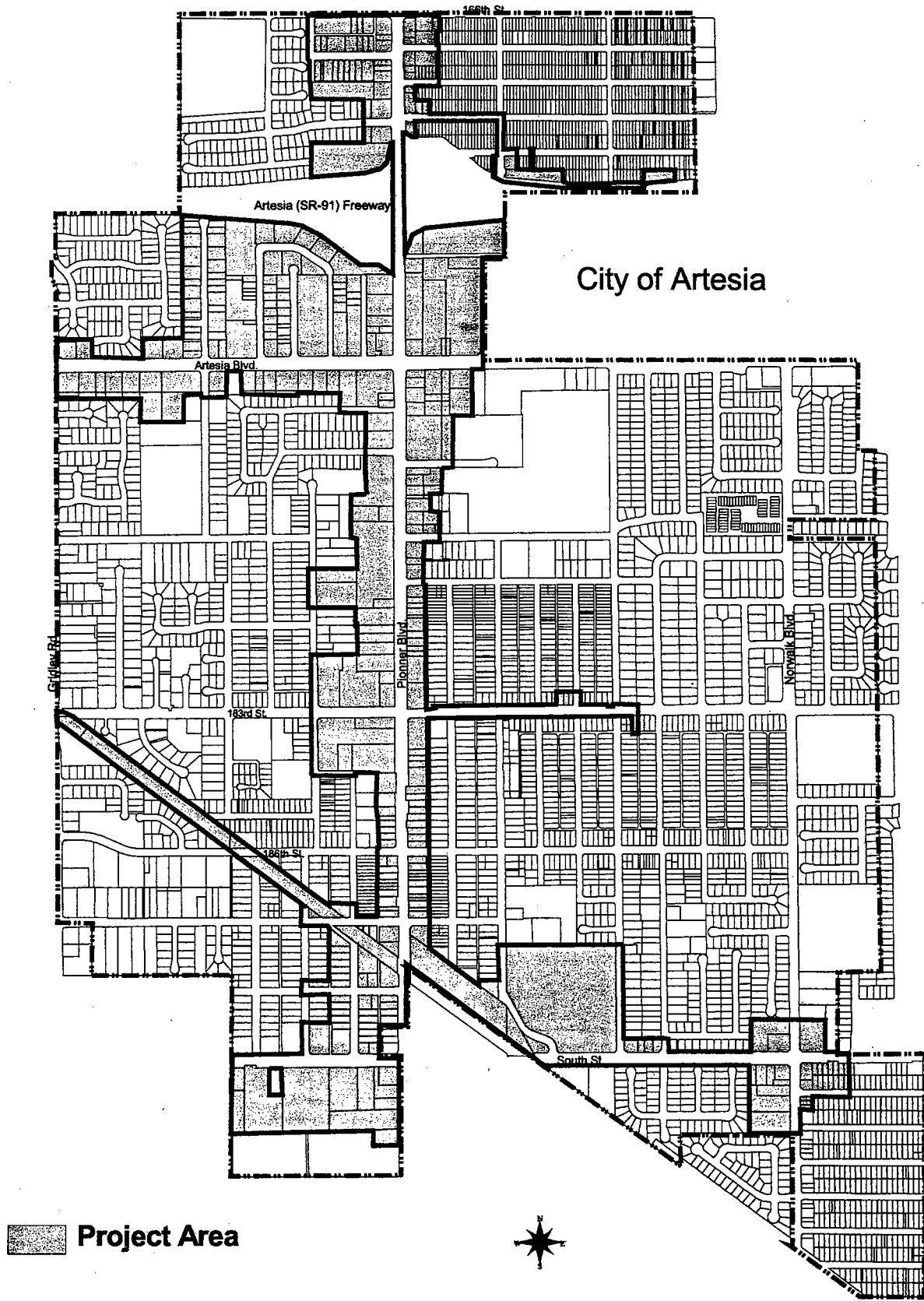
A public hearing on the proposed adoption of the Proposed Amendments to the Redevelopment Plan for the Artesia Redevelopment Project Area is scheduled for July 9, 2001. Failure to voice opposition, if any, at the hearing may preclude the County from legally challenging the Proposed Amendments at a later date.

If you have any questions regarding this information, please call me, or your staff may call Jerry Ramirez of my office at (213) 974-4282.

DEJ:LS:
MKZ:JR:nl

Attachments

c: Executive Officer, Board of Supervisors
County Counsel
Auditor-Controller



Artesia Redevelopment Project Area

Figure 2
PROJECT AREA

PROJECT AREA DESCRIPTION
PHYSICAL AND ECONOMIC CONDITIONS OF BLIGHT
(From Agency's Preliminary Report)

- **Physical and Economic Blight Conditions:**

The following is a brief summary of the physical and economic blight conditions that exist in the Project Area:

- 33 parcels out of 322 (10.2%) were found to be deteriorated and/or dilapidated.
- 104 parcels out of 322 (32.3%) were found to be in need of structural renovation.
- 106 parcels, or one-third (32.9%) of the total developed parcels in the Project Area, suffer from defective design and/or physical construction.
- 44 parcels in the Project Area have been identified as having hazardous materials improperly stored on-site.
- One-fourth of the total developed parcels exhibit graffiti.

IMPACT ON COUNTY GENERAL FUND

Limits of Plan – Added Areas

- **Incurring Debt: 20 Years**
- **Redevelopment Activities: 30 Years**
- **Limitations on Collection of Tax Increment: 45 Years**

Estimated Project Revenues

- **Assumed Annual Real Property Growth Rate: 3%**
- **1999-2000 Base Year Assessed Valuations: \$204,013,814**
- **Gross Estimated Increment (45-Year Collection): \$95,816,037**
- **Housing Set-Aside (20% Minimum): \$19,163,207**
- **County General Fund Revenue With Project: \$11,563,241**
- **County General Fund Revenue Without Project: \$14,958,647**

Net Difference to County General Fund: (\$3,395,406)